

VILLAS AT PINNACLE PEAK

TROON MOUNTAIN FITNESS CENTER USE PERMIT

PROJECT NARRATIVE

Request. Ptarmigan Properties and Development LLC, an Arizona limited liability company (the “Owner”), has developed a commercial project in North Scottsdale known as the Villas at Pinnacle Peak. The Villas at Pinnacle Peak is located on Jomax Road east of Alma School Road and is zoned C-2. The development consists of six (6) free standing buildings. One of the proposed tenants at the Villas at Pinnacle Peak is a 7,500 square foot fitness center known as Troon Mountain Fitness Center (the “Fitness Center”). There is a potential that the Fitness Center may offer some services which would classify the use as a health studio and require a conditional use permit. Accordingly, the Owner is requesting the approval of a conditional use permit for the Fitness Center in the event the proposed services are expanded such that the use would be classified as a health studio.

Background. The Villas at Pinnacle Peak is zoned C-2, which allows a variety of commercial uses. Commercial facilities which serve the community are intended to be located within the C-2 zoned areas of the City. One of the uses permitted by right within the C-2 zoned areas is a fitness studio. Fitness studios are defined as:

[a] place or building where passive or active exercises and related activities are performed for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. The activities shall be conducted entirely within an enclosed building. Fitness studios may include passive exercise equipment (motorized equipment which does not require physical exertion) but exclude equipment or apparatus used for weight control or muscle building, and shall exclude massage in any form.

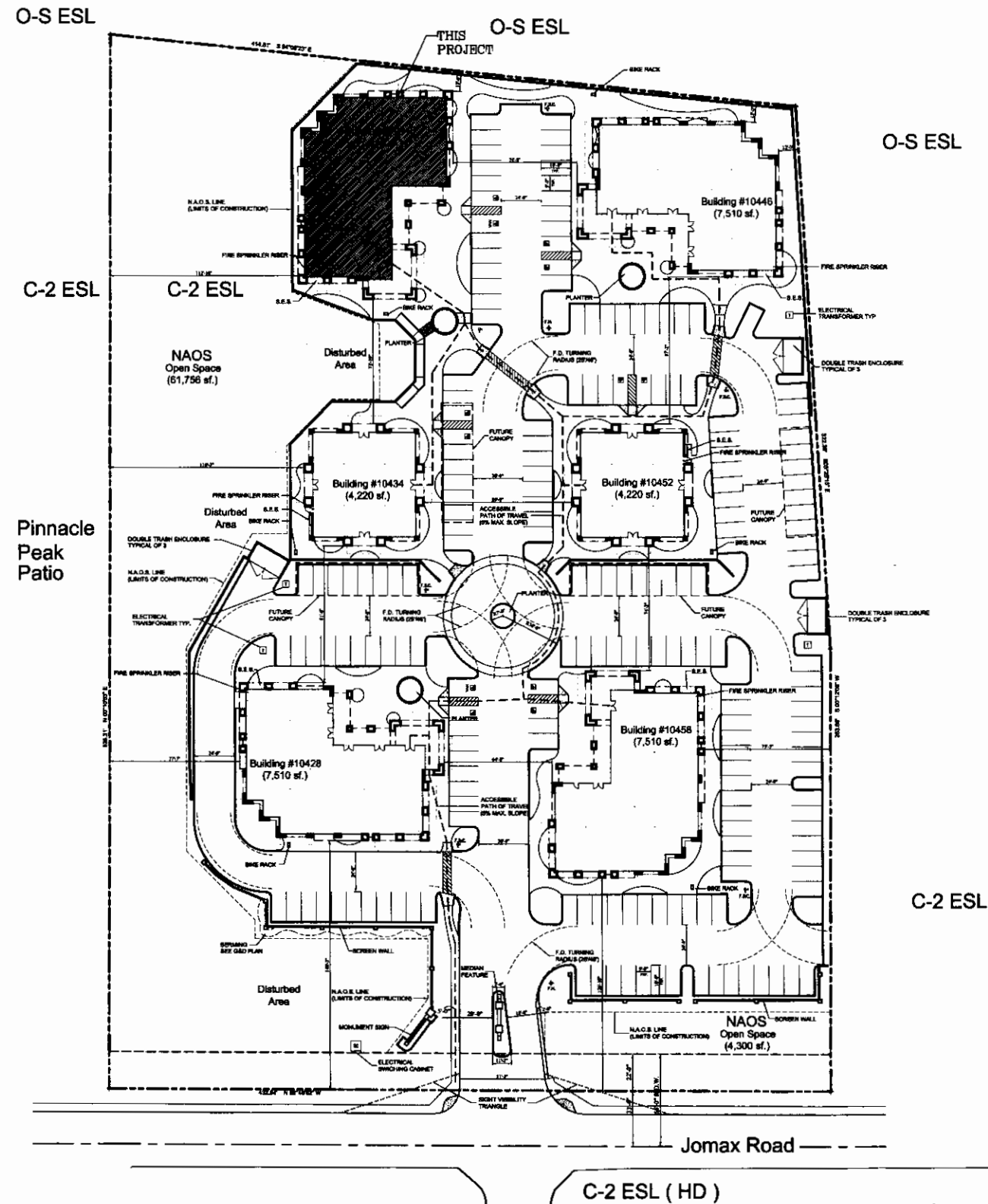
The Fitness Center may include some exercise equipment and has the possibility to offer massage services. Should either of these activities occur, the facility would be classified as a health studio. Health studios are permitted in the C-2 zoned area of the City but require a conditional use permit.

Impact to Surrounding Uses. The Fitness Center will be located at the rear of the project, will occupy an entire building, and all activities will be entirely within the building. The Fitness Center will be part of the larger commercial area, which includes offices, retail and restaurants. This use is the type of activity contemplated in the commercial areas of the City. As illustrated on the site plan, the location of the building in which the Fitness Center will occupy is located at the back of the complex with its entrance to the interior of the development. To the south and east are other buildings within the Villas at Pinnacle Peak. To the north is undeveloped land which is part of the Four Season’s Resort and to the west is undeveloped property zoned C-2.

Given the orientation of the building and the intended use of the facility, it is not anticipated there will be any negative impacts to the surrounding uses or area. On the contrary, the Fitness Center is exactly the type of use envisioned for this area.

Statement of Compatibility. The conditional use permit for a health studio will not generate any negative impacts from noise, smoke, odor, dust, vibration or illumination, nor impact the surrounding area with an unusual volume or character of traffic. The Fitness Center, with its proposed offering of limited fitness equipment and massage therapy, is compatible with other uses permitted at the Villas at Pinnacle Peak. All other specific conditional use permit requirements will be met.

Summary. In summary, the proposed fitness equipment and massage service is intended to be an enhancement to the primary purpose of a fitness studio, which will be offering classes such as Pilates and stretching. The fitness equipment and massage service, will supplement the primary purpose and will not generate negative impacts to the other uses in the development or the surrounding area.



SITE PLAN

FOR REFERENCE ONLY

GENERAL INFORMATION

BUILDING CODE: 2003 I.B.C.
 MECHANICAL CODE: 2003 I.M.C.
 PLUMBING CODE: 1994 U.P.C.
 ELECTRICAL CODE: 1999 N.E.C.
 FIRE CODE: 2003 I.F.C.
 INTERNATIONAL ENERGY CONSERVATION CODE: 2003 Ed.
 A.D.A. 1998

SITE INFORMATION

PROJECT ADDRESS: 10440 JOMAX ROAD
 Scottsdale, Arizona
 DESIGN REVIEW CASE NUMBER: 28-DR-03
 NET SITE AREA: 5.94 Ac. (258,668 S.F.)
 TOTAL EXISTING BUILDING AREA: 7,510 S.F.
 Area of Tenant Improvement: 7,510 S.F.
 ZONING DISTRICT: C-2 ESL

PARKING ANALYSIS:

USE: Office RATIO: 1:300 s.f. of gfa
 USE: Retail RATIO: 1:250 s.f. of gfa
 USE: FITNESS CENTER RATIO: 1:150 s.f. of gfa
 USE: RESTAURANT RATIO: 1:50 s.f. of public area (60%)

EXISTING:
 7,510 s.f. Office @ 1:300 = 25 spaces

PROPOSED FOR THIS PROJECT:
 7,510 s.f. Fitness center @ 1:150 = 50 spaces

FUTURE:
 15,020 s.f. retail @ 1:250 = 60 spaces
 4,220 s.f. office @ 1:300 = 14 spaces
 4,220 s.f. restaurant @ 1:50 = 51 spaces

TOTAL REQUIRED: 200 spaces
 TOTAL PROVIDED: 200 spaces
 ACCESSIBLE SPACES REQUIRED: 6 spaces (4% of Total Required)
 ACCESSIBLE SPACES PROVIDED: 12 spaces (Includes 2 Van Accessible)
 BICYCLE SPACES REQUIRED: 15 spaces (1/10 of Vehicle Parking Required)
 BICYCLE SPACES PROVIDED: 24 spaces

SKD, INC. ARCHITECTURE

10446 NORTH 74TH STREET
 SCOTTSDALE, AZ 85258

PHONE: 480.948.9053
 FAX: 480.908.9277
 E-MAIL: skd@skd.net



TROON MOUNTAIN
 FITNESS CENTER
 10440 JOMAX ROAD
 SCOTTSDALE, ARIZONA

REVISIONS

NO.	REVISIONS

DRAWN/CHECKED
 JH/KP

ISSUE DATE
 02.11.05

JOB NO.
 02004-033

SHEET
 A-1

T1 PLAN REVIEW #873-05

SHELL BLD. PLAN REVIEW # 850-02

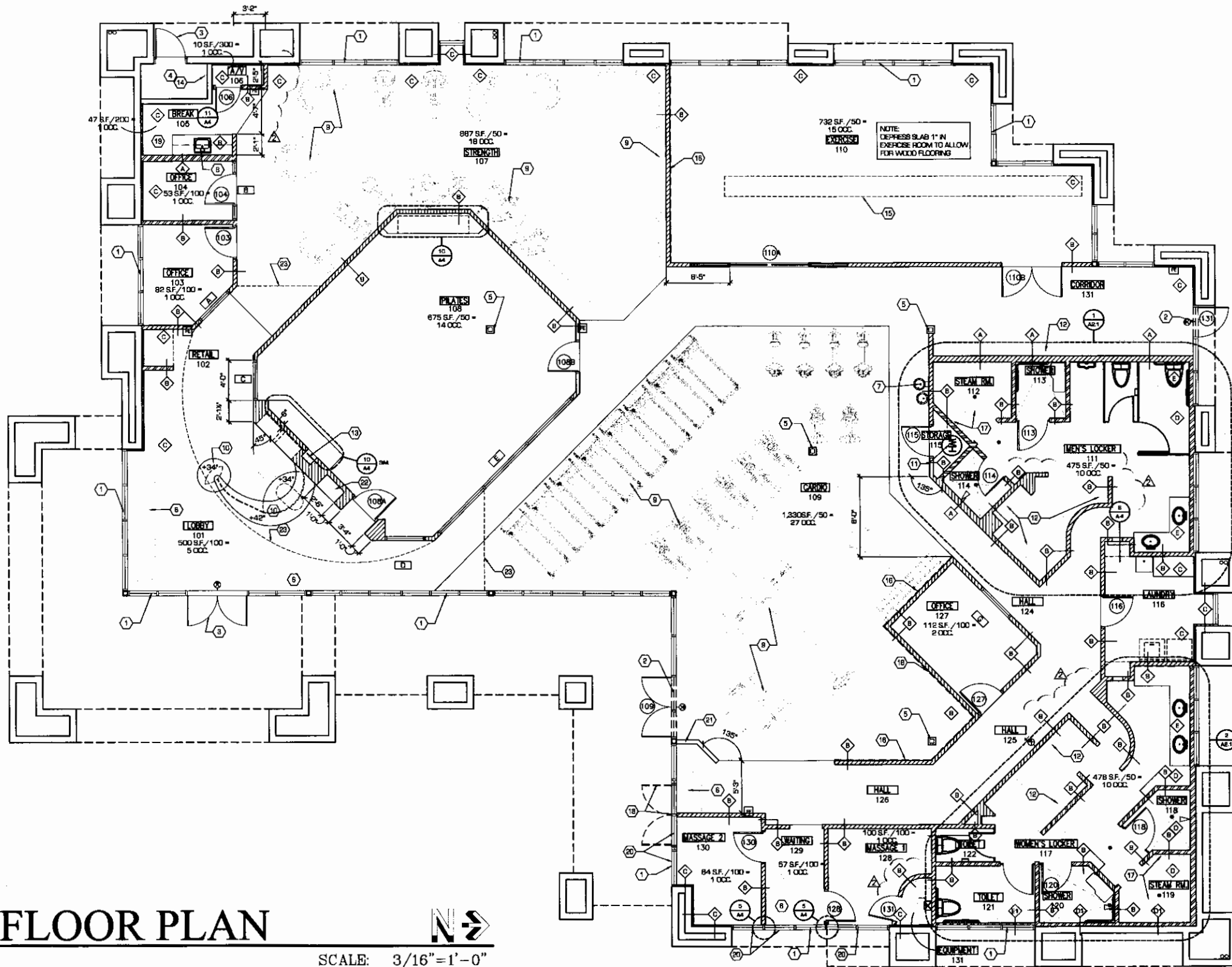
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FLOOR PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ALL INTERIOR PARTITION DIMENSIONS ARE TO CENTER LINE OF STUD, UNLESS NOTED OTHERWISE.
2. WHERE WALL TYPE DESIGNATIONS ARE SHOWN ON PLAN, THE DESIGNATION SHALL APPLY TO THE ENTIRE LENGTH OF PARTITION INCLUSIVE OF OPENINGS, UNLESS NOTED OTHERWISE.
3. ALL EXITS TO BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED, FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
4. FLOOR AREAS INDICATED AS "CONCRETE" SHALL BE STAINED CONCRETE COORDINATE COLOR AND PATTERN WITH OWNER.



FLOOR PLAN NOTES

1. EXISTING STOREFRONT TO REMAIN
2. REMOVE EXISTING STOREFRONT TO ALLOW FOR NEW DOOR
3. EXISTING DOOR TO REMAIN
4. EXISTING FIRE RISER ROOM TO REMAIN
5. 5/8" GYP. BD. OVER 1/2" HAT CHANNELS OVER EXISTING COLUMN
6. FURNITURE N.L.C. SHOWN FOR REFERENCE ONLY
7. H (42" / LOW 34") DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS
8. SINK 34" A.F.F. - SEE PLUMBING DRAWINGS
9. EXERCISE EQUIPMENT N.L.C. SHOWN FOR REFERENCE ONLY
10. RECEPTION DESK AT 42" HIGH WITH 34" HIGH PORTION PER PLAN
11. WATER HEATER SEE PLUMBING DRAWINGS
12. LOCKERS PROVIDED BY SOUTHWEST HOLLOWELL TYPICAL AS SHOWN
13. 50" H X 15" W X 12" D ALUMINUM WALL FOR WATER FOUNTAIN PROVIDED BY OWNER TOP OF OPENING AT +7'-0"
14. EXISTING ROOF ACCESS LADDER TO REMAIN
15. SCHEDULE 40 PIPE ABOVE FOR BOWLING TRACK SYSTEM PROVIDED BY BALAZS PER DETAIL 6/A
16. DASHED LINE INDICATES MIRROR ON WALLS TO 8'-0" A.F.F.
17. CEDAR LOG SALINA ROOMS PROVIDED BY "STEAM SALINA" SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION
18. REMOVE EXISTING DOOR TO ALLOW FOR NEW STOREFRONT TO MATCH EXIST.
19. REFRIGERATOR N.L.C. SHOWN FOR REFERENCE ONLY
20. TINT EXISTING STOREFRONT BLACK FULL HEIGHT AT ALL GLASS LOCATIONS IN MASSAGE ROOMS AND WAITING AREA
21. LOW WALL AT 4'-0" A.F.F.
22. 50" H X 28" W X 12" D ALUMINUM WALL FOR WATER FOUNTAIN PROVIDED BY OWNER TOP OF OPENING AT +7'-0"
23. LINE OF SLOTT ABOVE - SEE REFLECTED CEILING PLAN

WALL TYPE LEGEND

- EXISTING CONSTRUCTION TO REMAIN PREVIOUS 5/8" GYP. BD. FULL HEIGHT IF NOT EXISTING
- NEW INTERIOR PARTITION WALL TO BOTTOM OF ROOF DECK - WALL TYPE 11 BELOW SEE DETAIL 1/A-4 FOR ATTACHMENT
- NEW INTERIOR PARTITION WALL TO 10'-0" A.F.F. WALL TYPE 12 BELOW SEE DETAIL 4/A-4 FOR ATTACHMENT
- SEE DETAIL 1/A-4 FOR ATTACHMENT A.W.
- 2X8 WOOD STUDS @ 16" O.C.
- SOUND BATT INSULATION
- 5/8" GYP. BD. - TEXTURE & PAINT
- WATER RESISTANT ON BATH-ROOM SIDE

INTERIOR WALL PARTITION

- SEE DETAIL 1 OR 4/A-4 FOR ATTACHMENT A.W. PER PLAN
- 2X4 STUDS @ 16" O.C.
- SOUND BATT INSULATION
- 5/8" GYP. BD. - BOTH SIDES
- TEXTURE & PAINT
- WATER RESISTANT ON BATH-ROOM SIDE

INTERIOR WALL PARTITION

- SEE DETAIL 4/A-4 FOR ATTACHMENT A.W.
- EXISTING WALL
- 1 1/2" FURRING @ 24" O.C.
- ROOF INSULATION
- 5/8" GYP. BD. - TEXTURE & PAINT
- WATER RESISTANT ON BATH-ROOM SIDE

INTERIOR SUITE FURRING WALL

- EXISTING WALL
- 2X8 WOOD STUDS @ 16" O.C.
- SOUND BATT INSULATION
- 5/8" GYP. BD. - TEXTURE & PAINT
- WATER RESISTANT ON BATH-ROOM SIDE

INTERIOR SUITE FURRING WALL

- SIMILAR TO D EXCEPT 2X4 WOOD STUD AT 16" O.C.

- EXISTING STOREFRONT
- 2X4 STUDS @ 16" O.C.
- SOUND BATT INSULATION
- 5/8" GYP. BD. PAINT BLACK ON EXPOSED SIDE
- 5/8" GYP. BD. - TEXTURE & PAINT
- WATER RESISTANT ON BATH-ROOM SIDE

INTERIOR SUITE FURRING WALL

- SIMILAR TO E EXCEPT 1 1/2" FURRING AT 16" O.C.

SYMBOL LEGEND

- WALL TYPE SEE LEGEND THIS SHEET
- DOOR TYPE SEE SHEET A2.2
- WINDOW TYPE SEE SHEET A2.2
- EXIT SIGN WITH EMERGENCY BATTERY PACK SEE ELECTRICAL PLANS
- PORTABLE FIRE EXTINGUISHER (2A 10BC) IN SEMI-RECESSED CABINET
- DETAIL NUMBER
- DETAIL REFERENCE
- SHEET NUMBER

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